

136.0

0003

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

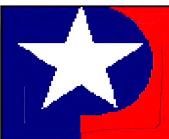
986,600 / 986,600

USE VALUE:

986,600 / 986,600

ASSESSED:

986,600 / 986,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31		KENSINGTON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NEAMAN-GOODY TAYLOR	
Owner 2:	
Owner 3:	

Street 1: C/O ELIZABETH NEAMAN	
Street 2: 31 KENSINGTON RD	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N
	Type:

PREVIOUS OWNER	
Owner 1: NEAMAN ELIZABETH J -	
Owner 2: -	
Street 1: 31 KENSINGTON RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 2244 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9082		Sq. Ft.	Site		0	90.	0.69	10			Topo	-10					560,890						560,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9082.000	420,600	5,100	560,900	986,600	

Total Card	0.208	420,600	5,100	560,900	986,600	Entered Lot Size
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Total Parcel	0.208	420,600	5,100	560,900	986,600	Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	439.58	/Parcel:	439.58	Land Unit Type:
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PREVIOUS ASSESSMENT							Parcel ID	136.0-0003-0018.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	101	FV	420,600	5100	9,082.	560,900	986,600	Year end
2021	101	FV	408,500	5100	9,082.	560,900	974,500	Year End Roll
2020	101	FV	408,400	5100	9,082.	560,900	974,400	Year End Roll
2019	101	FV	372,300	5100	9,082.	657,800	1,035,200	1,035,200
2018	101	FV	371,800	5100	9,082.	484,700	861,600	861,600
2017	101	FV	371,800	5100	9,082.	463,900	840,800	840,800
2016	101	FV	371,800	5100	9,082.	429,300	806,200	806,200
2015	101	FV	363,400	5100	9,082.	360,100	728,600	728,600

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	420,600	5100	9,082.	560,900	986,600	Year end	12/23/2021	
2021	101	FV	408,500	5100	9,082.	560,900	974,500	Year End Roll	12/10/2020	
2020	101	FV	408,400	5100	9,082.	560,900	974,400	Year End Roll	12/18/2019	
2019	101	FV	372,300	5100	9,082.	657,800	1,035,200	1,035,200	Year End Roll	1/3/2019
2018	101	FV	371,800	5100	9,082.	484,700	861,600	861,600	Year End Roll	12/20/2017
2017	101	FV	371,800	5100	9,082.	463,900	840,800	840,800	Year End Roll	1/3/2017
2016	101	FV	371,800	5100	9,082.	429,300	806,200	806,200	Year End	1/4/2016
2015	101	FV	363,400	5100	9,082.	360,100	728,600	728,600	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEAMAN ELIZABET	76532-376	1	12/24/2020	Convenience		1	No	No	
NEAMAN ELIZABET	76532-371	1	12/24/2020	Convenience		1	No	No	
NEAMAN ELIZABET	66808-148		2/16/2016	Convenience		1	No	No	
	17306-124		8/1/1986		370,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
10/26/2021	1633	New Buil	437,000	O					4/12/2021	Mail Update	JO	Jenny O						
9/30/2004	950	Re-Roof	4,500						8/29/2017	MEAS INT REF	HS	Hanne S						
									3/13/2009	Inspected	189	PATRIOT						
									2/6/2009	Entry Denied	372	PATRIOT						
									11/5/2000	Hearing N/C	189	PATRIOT						
									11/5/1999	Meas/Inspect	266	PATRIOT						
									5/1/1992		PM	Peter M						

Sign:	VERIFICATION OF VISIT NOT DATA
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 2	Rating: Average			BSMT SINK.											
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 3 - BrickorStone				A 3QBth	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: BEIGE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: B - Good (-)								Lvl 2											
Year Blt: 1915		Eff Yr Blt:						Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdct:		Fact: .						Totals				RMS: 8	BRs: 4	Baths: 2	HB: 1				
Const Mod:				CONDOS INFORMATION															
Lump Sum Adj:				Location:															
INTERIOR INFORMATION				Total Units:															
Avg Ht/FL: STD				Floor:															
Prim Int Wal 2 - Plaster				% Own:															
Sec Int Wall: %				Name:															
Partition: T - Typical				DEPRECIATION															
Prim Floors: 3 - Hardwood				Phys Cond: AV - Average	31. %														
Sec Floors: %				Functional:	%														
Bsmnt Flr: 12 - Concrete				Economic:	%														
Subfloor:				Special:	%														
Bsmnt Gar:				Override:	%														
Electric: 3 - Typical				CALC SUMMARY															
Insulation: 2 - Typical				Basic \$ / SQ: 130.00															
Int vs Ext: S				Size Adj.: 1.16269529															
Heat Fuel: 2 - Gas				Const Adj.: 1.00989902															
Heat Type: 3 - Forced H/W				Adj \$ / SQ: 152.647															
# Heat Sys: 1				Other Features: 110000															
% Heated: 100	% AC:			Grade Factor: 1.21															
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.00000000															
% Com Wal	% Sprinkled			NBHD Mod:															
Depreciated Total: 420591				WtAv\$/SQ:	AvRate:	Ind.Val:													
				Juris. Factor:			Before Depr: 184.70												
				Depreciation: 188961			Special Features: 0												
				Final Total: 420600			Val/Su Net: 104.16												
				Depreciated Total: 420591			Val/Su SzAd: 205.37												
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 136.0-0003-0018.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100		5,100		
2	Frame Shed	D	Y	1	5X7	P	PR	1925	0.00	T	64	101							
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100							